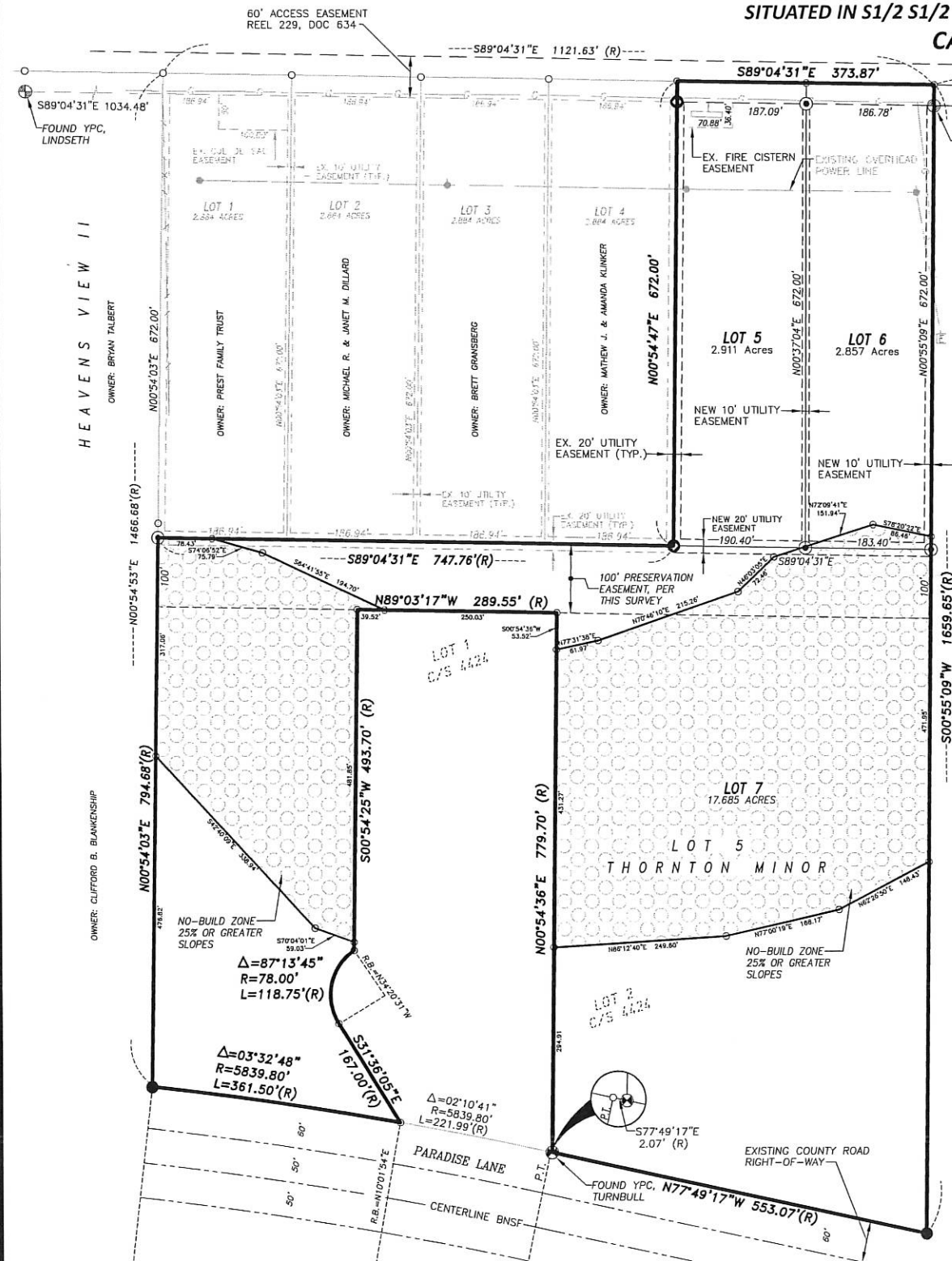


AN AMENDED SUBDIVISION PLAT OF
LOT 5, THORNTON MINOR
BEING ALL OF LOT 5 OF THORNTON MINOR SUBDIVISION,
SITUATED IN S1/2 S1/2 NE1/4 AND SE1/4, SECTION 31, T. 20 N., R. 3 E., P.M.M.,
CASCADE COUNTY, MONTANA



POINT OF BEGINNING

POINT OF COMMENCEMENT

LEGEND

- QUARTER SECTION CORNER (AS DESCRIBED)
- SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "LEO"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "LINDSETH"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "TURNBULL"
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "LEO"
- FOUND 5/8" REBAR
- POSITION ONLY - NOTHING FOUND OR SET
- RESTRICTIVE EASEMENT - AREA >25% SLOPE

ABBREVIATIONS

(M) MEASURED DIMENSION

(R) RECORD DIMENSION

RECORD DOCUMENTS

R PLAT OF THORNTON MINOR

CERTIFICATE DISPENSING WITH PARK AND PLAYGROUND

WHEREAS, SINCE THE ACCOMPANYING PLAT IS EXEMPT FROM PARK OR PLAYGROUND REQUIREMENTS IN SECTION 76-3-621 (6) (b)(i)(ii), M.C.A., THE COUNTY COMMISSION OF CASCADE COUNTY, MONTANA DURING ITS REGULAR MEETING

HELD ON THE _____ DAY OF _____, 2019 DISPENSES WITH ANY PARK OR PLAYGROUND REQUIREMENTS.

CASCADE COUNTY COMMISSION

ATTEST:
CLERK & RECORDER, CASCADE COUNTY, MT.

UTILITY EASEMENTS PER THIS PLAT

THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPHY, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND HOLD FOREVER.

WHEN A UTILITY IS TO BE LOCATED IN AN EXISTING, DEDICATED RIGHT-OF-WAY, A NOTICE OF UTILITY OCCUPANCY MUST BE OBTAINED FROM THE CASCADE COUNTY COMMISSIONERS, OR LOCAL, OR STATE HIGHWAY DEPARTMENT.

CERTIFICATE OF COUNTY TREASURER

I, DIANE HEIKKILA, CASCADE COUNTY TREASURER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS COVERING THE AREAS INCLUDED WITHIN THE ACCOMPANYING PLAT PURSUANT TO SECTION 76-3-611(1)(b), M.C.A., AND THAT NO REAL PROPERTY TAXES OR SPECIAL ASSESSMENTS LEVIED ON THE LAND ENCOMPASSED BY THORNTON AMENDED PLAT, ARE DELINQUENT.

DATED THIS _____ DAY OF _____, 2019.

DIANE HEIKKILA, CASCADE COUNTY TREASURER

DEPUTY TREASURER

CERTIFICATE OF PLANNING DIVISION

WE, THE UNDERSIGNED _____, CHAIRMAN OF THE CASCADE COUNTY PLANNING DIVISION, CASCADE COUNTY, MONTANA, AND _____, PLANNING DIRECTOR OF SAID PLANNING DIVISION, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN EXAMINED BY THEM AND WAS FOUND BY THEM TO CONFORM TO LAW AND WAS APPROVED AT A MEETING HELD ON THE _____ DAY OF _____.

CHAIRMAN, CASCADE COUNTY PLANNING DIVISION

PLANNING DIRECTOR,
CASCADE COUNTY PLANNING DIVISION

CERTIFICATE OF COUNTY COMMISSION

THE COUNTY COMMISSION OF CASCADE COUNTY, MONTANA DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS SUBDIVISION PLAT AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVES IT AT A MEETING HELD ON

THE _____ DAY OF _____, 20____.

CHAIRPERSON, CASCADE COUNTY COMMISSION

ATTEST:
CASCADE COUNTY, CLERK & RECORDER

CONSENT OF LIEN HOLDER:

THE UNDERSIGNED LIEN HOLDER DOES HEREBY JOIN IN AND CONSENT TO THE SUBDIVISION SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2018

{BELT VALLEY BANK}

BY: _____

PRINTED NAME: _____

CERTIFICATE OF SURVEY AND DEDICATION:

WE, KENNETH A. AND KAREN E. THORNTON, OWNERS OF THE SUBJECT PROPERTY, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND EASEMENTS THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

ALL OF LOT 5 OF THORNTON MINOR SUBDIVISION, SITUATED IN THE S1/2 S1/2 NE1/4 AND SE1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 3 EAST, OF THE PRINCIPLE MERIDIAN, CASCADE COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

COMMENCING AT THE 1/4 SECTION CORNER COMMON TO SECTION 31 AND SECTION 32, T. 20 N., R. 3 E., P.M.M., CASCADE COUNTY, MONTANA, WHICH IS A FOUND 5/8" REBAR; THENCE ALONG THE EAST LINE OF SAID SECTION 31, N00°24'57"W A DISTANCE OF 168.18 FEET TO A POINT THAT LIES ON THE EAST LINE OF SAID SECTION, SAID POINT IS ALSO THE CENTERLINE OF HEAVENS VIEW LANE; THENCE DEPARTING FROM SAID EAST SECTION LINE AND ALONG THE CENTERLINE OF HEAVENS VIEW LANE, N89°04'31"W A DISTANCE OF 833.96 FEET TO A POINT THAT LIES ON THE CENTERLINE OF HEAVENS VIEW LANE, SAID POINT IS ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE DEPARTING FROM THE CENTERLINE OF HEAVENS VIEW LANE S00°59'09"W A DISTANCE OF 1659.65 FEET TO A POINT THAT LIES ON THE NORTH RIGHT-OF-WAY OF PARADISE LANE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N77°49'17"E A DISTANCE OF 553.07 FEET TO AN ANGLE POINT; THENCE DEPARTING FROM SAID NORTH RIGHT-OF-WAY, N00°54'36"E A DISTANCE OF 779.70 FEET TO AN ANGLE POINT; THENCE N89°03'17"W A DISTANCE OF 289.55 FEET TO AN ANGLE POINT; THENCE S00°54'25"W A DISTANCE OF 493.70 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE; THENCE ALONG SAID CIRCULAR CURVE, CONCAVE SOUTHEAST WITH A RADIAL BEARING AT THAT POINT OF S34°20'31"E, A RADIUS OF 78.0 FEET, A CENTRAL ANGLE OF 87°13'45", AN ARC DISTANCE OF 118.75 FEET TO THE END OF CIRCULAR CURVE; THENCE S31°16'05"E A DISTANCE OF 167.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF PARADISE LANE AND A POINT ON A NON-TANGENT CIRCULAR CURVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY AND SAID CIRCULAR CURVE, CONCAVE SOUTHWEST WITH A RADIAL BEARING AT THAT POINT OF S10°01'54"E, A RADIUS OF 5839.80 FEET, A CENTRAL ANGLE OF 03°32'48", AN ARC DISTANCE OF 361.50 FEET TO THE END OF CIRCULAR CURVE; THENCE DEPARTING FROM SAID NORTH RIGHT-OF-WAY, N00°54'53"E A DISTANCE OF 794.68 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF THORNTON MINOR SUBDIVISION; THENCE ALONG THE SOUTH LINE OF LOTS 1 THROUGH 4 OF THORNTON MINOR SUBDIVISION, S89°04'31"E A DISTANCE OF 747.76 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF SAID SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID LOT, N00°54'47"E A DISTANCE OF 672.00 FEET TO A POINT THAT LIES ON THE CENTERLINE OF HEAVENS VIEW LANE; THENCE ALONG SAID CENTERLINE S89°04'31"E A DISTANCE OF 373.87 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 23.432 ACRES.

LOT 7 IS EXEMPT FROM REVIEW BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO M.C.A. 76-4-125(2)(e)(ii) AND 76-4-125(3), WHICH STATES: "(2) A subdivision excluded from the provisions of chapter 3 must be submitted for review according to the provisions of this part, except that the following divisions or parcels, unless the exclusions are used to evade the provisions of this part, are not subject to review: (e) subject to the provisions of subsection (3), a remainder of an original tract created by segregating a parcel from the tract for purposes of transfer if: (ii) the remainder is 1 acre or larger and has an individual sewage system serving a discharge source that was in existence prior to April 29, 1993, and, if required when installed, the system was approved pursuant to local regulations or this chapter. (3) Consistent with the applicable provisions of §50-2-115, a local health officer may require that, prior to the filing of a plat or a certificate of survey subject to review under this part for the parcel to be segregated from the remainder referenced in subsection (2)(e)(ii), the remainder include acreage or features sufficient to accommodate a replacement drainfield."; AND;

NOTICE OF NO-BUILD ZONE (RESERVATION OF RESTRICTIVE EASEMENT):
AS INDICATED ON THE ACCOMPANYING MAP, A PORTION OF LOTS 6 & 7 EXCEEDS CURRENT SUBDIVISION REGULATIONS MAXIMUM 25% SLOPE FOR CONSTRUCTION REQUIREMENTS. THIS AREA, AS INDICATED, IS RESTRICTED TO NO CONSTRUCTION OF STRUCTURES.

NOTICE OF AGRICULTURAL ACTIVITIES:
TAKE NOTICE ALL PROSPECTIVE PURCHASERS OF LAND WITHIN THIS SUBDIVISION THAT THIS SUBDIVISION IS IN THE VICINITY OF EXISTING AGRICULTURAL ACTIVITIES WHICH MAY AFFECT A PURCHASER'S USE AND/OR ENJOYMENT OF HIS/HER PROPERTY; AND

RESERVATION OF PRESERVATION EASEMENT:
I, THE UNDERSIGNED, DO HEREBY RESERVE A PERPETUAL NON-EXCLUSIVE EASEMENT FOR AESTHETIC PRESERVATION WHEREBY NO CONSTRUCTION OF ANY KIND CAN OCCUR. SAID EASEMENT IS FOR THE USE AND ENJOYMENT OF ALL LOTS IN THE THORNTON MINOR SUBDIVISION INCLUDING SUBSEQUENT AMENDMENTS TO THE SUBDIVISION. SAID EASEMENT SHALL BENEFIT LOTS 1-7 OF THE THORNTON MINOR SUBDIVISION AND SUBSEQUENT AMENDMENTS AND BURDEN LOT 7. THE PRESERVATION EASEMENT SHALL RUN WITH THE LAND FOREVER TO ALL LOT OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS.

NOTICE OF AGRICULTURAL ACTIVITIES:
TAKE NOTICE ALL PROSPECTIVE PURCHASERS OF LAND WITHIN THIS SUBDIVISION THAT THIS SUBDIVISION IS IN THE VICINITY OF EXISTING AGRICULTURAL ACTIVITIES WHICH MAY AFFECT A PURCHASER'S USE AND/OR ENJOYMENT OF HIS/HER PROPERTY; AND

STATEMENT OF LIMITED PUBLIC SERVICES:
CERTAIN PUBLIC SERVICES SUCH AS, BUT NOT LIMITED TO, SCHOOL BUSING, SNOW PLOWING AND ROAD MAINTENANCE, MAY NOT BE PROVIDED BY CASCADE COUNTY; AND

WAIVER TO PROTEST RS/D:
FOR EACH AND EVERY LOT IN THIS SUBDIVISION, WE THE UNDERSIGNED OWNERS OF SAID PROPERTY, HEREBY, WAIVE, RELEASE, AND REMISS THE RIGHT TO PROTEST, AS DEFINED BY M.C.A. 7-12-2109 THROUGH 7-12-2112 (2014), AND FURTHER HEREBY ASSENTS, TO ANY CREATION OR EXTENSION OF A RURAL IMPROVEMENT DISTRICT, AS DEFINED BY TITLE 7 CHAPTER 12, PART 21, M.C.A. (2014), WHICH MAY TOUCH AND CONCERN ANY OR ALL OF THE LOTS IN THIS SUBDIVISION AND WHICH MAY HEREAFTER BE PROPOSED FOR THE PAVING OR OTHER IMPROVEMENT OF CERTAIN COUNTY ROADS KNOWN AS HEAVENS VIEW LANE AND 58TH STREET SOUTHWEST AND/OR ANY OTHER ROAD THAT MAY PROVIDE ACCESS TO THE LOTS IN THIS SUBDIVISION, AS DEEMED BY THE BOARD OF CASCADE COUNTY COMMISSIONERS, CASCADE COUNTY, MONTANA. THIS ASSENT AND WAIVER SHALL TOUCH, CONCERN, BENEFIT, AND BURDEN EACH AND EVERY LOT IN THIS SUBDIVISION AND SHALL RUN WITH THE LAND AND BE BINDING UPON ANY AND ALL GRANTEES, TRANSFERREES, SUCCESSORS AND ASSIGNS OF EACH AND EVERY SUCH LOT; AND.

DECLARATION OF COVENANT:
THIS DECLARATION MADE ON THE DATE HEREAFTER SET FORTH, BY KENNETH A. AND KAREN E. THORNTON, OWNER AND SUBDIVIDER.

WITNESSETH

THAT WHEREAS, DECLARANT IS THE OWNER OF CERTAIN PROPERTY KNOWN AS THORNTON MINOR IN CASCADE COUNTY, STATE OF MONTANA, WHICH IS DESCRIBED ON THE ATTACHED PLAT. NOW THEREFORE, KENNETH A. AND KAREN E. THORNTON, OWNERS OF THE SUBJECT PROPERTY HEREBY DECLARES THAT ALL OF THE PROPERTIES DESCRIBED ABOVE SHALL BE HELD, SOLD, AND CONVEYED SUBJECT TO COVENANTS WHICH SHALL RUN WITH THE REAL PROPERTY AND BE BINDING ON ALL PARTIES HAVING ANY HEIRS, SUCCESSORS AND ASSIGNS, AND SHALL BIND EACH OWNER THEREOF. THE COVENANTS MAY BE REVOKED FOR ANY AND ALL PARCELS WITHIN THE SUBDIVISION BY MUTUAL CONSENT OF THE OWNERS OF THE PARCELS IN QUESTION AND THE GOVERNING BODY OF CASCADE COUNTY, MONTANA; AND

DECLARATION OF IMPROVEMENTS GUARANTEE:
WE, KEN AND KAREN THORNTON, THE UNDERSIGNED OWNERS OF THE SUBJECT PROPERTY AND SUBDIVIDER, DO HEREBY AGREE AND CONSENT TO THE TERMS AND CONDITIONS OF THE ATTACHED "IMPROVEMENTS GUARANTEE" ISSUED BY CASCADE COUNTY.

KENNETH A. THORNTON DATE KAREN E. THORNTON DATE

STATE OF MONTANA)
COUNTY OF CASCADE)

SIGNED OR ATTESTED BEFORE ME ON THIS _____ DAY OF _____, 2019 BY
KENNETH A. AND KAREN E. THORNTON, OWNERS OF THE SUBJECT PROPERTY.

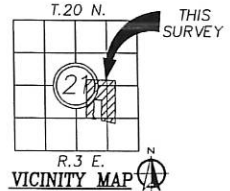
(SEAL)

NOTARY PUBLIC, STATE OF MONTANA

MY COMMISSION EXPIRES: _____

PRINTED NAME: _____

RESIDING AT: _____



BASIS OF BEARING

THE BEARING SOURCE FOR THIS SURVEY IS BASED ON AN RTK GPS AUTONOMOUS POSITION WITH A 2 HOUR STATIC OPUS SOLUTION APPLIED. THE BEARINGS PRODUCED ARE CONSIDERED GEODETIC NORTH AND ARE AS SHOWN ON THE ACCOMPANYING MAP.

NOTES:
IT IS NOT THE INTENT OF THIS SURVEY TO SHOW ALL EASEMENTS THAT MAY AFFECT THE SUBJECT OR ADJACENT PROPERTIES. NO TITLE REPORT HAS BEEN FURNISHED TO THE SURVEYOR AND NO SEARCH OF THE PUBLIC RECORDS FOR ANY OR ALL EASEMENTS THAT MAY AFFECT THE SUBJECT OR ADJACENT PROPERTIES HAS BEEN PERFORMED BY THE SURVEYOR. THEREFORE EASEMENTS OF RECORD MAY EXIST AND MAY NOT BE SHOWN ON THE ACCOMPANYING MAP.

CERTIFICATE OF SURVEYOR

I, MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA REGISTRATION NUMBER 12920 ES, DO HEREBY CERTIFY THAT DURING THE MONTHS OF AUGUST-OCTOBER 2018, THAT I PERFORMED THE SURVEY THAT THE ACCOMPANYING PLAT REPRESENTS AND THAT THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN 76-3-402 AND 403, M.C.A., AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2019.

MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR,
MONTANA REGISTRATION NUMBER 12920 ES

SHEET TITLE: PRELIMINARY SUBDIVISION PLAT		
FIELD WORK COMPLETION: 7/24/18	JOB NO./DRAWING NAME: 18CC/LEGAL	SHEET: 1 OF 1
MONUMENTS SET: CRB	DRAFTED BY: CRB	DRAWING DATE: 9/30/19

bsc&e BIG SKY CIVIL & ENVIRONMENTAL, INC.
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